065.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	776,700	/	776,700
USE VALUE:	776,700	/	776,700
ASSESSED:	776,700	/	776,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALOY PAUL D & DIANE T	
Owner 2:		
Owner 3:		
Street 1:	17 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,105 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1928, having primarily Vinyl Exterior and 1772 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7105.000	330,100	3,400	443,200	776,700
Total Card	0.163	330,100	3,400	443,200	776,700
Total Parcel	0.163	330,100	3,400	443,200	776,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.32 | /Parcel: 438.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	41430
GIS Ref	
GIS Ref	
Insp Date	11/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	330,100	3400	7,105.	443,200	776,700	776,700	Year End Roll	12/18/2019
2019	101	FV	266,000	3400	7,105.	411,500	680,900	680,900	Year End Roll	1/3/2019
2018	101	FV	266,000	3400	7,105.	411,500	680,900	680,900	Year End Roll	12/20/2017
2017	101	FV	266,000	3400	7,105.	360,900	630,300	630,300	Year End Roll	1/3/2017
2016	101	FV	266,000	3400	7,105.	329,200	598,600	598,600	Year End	1/4/2016
2015	101	FV	244,900	3400	7,105.	291,200	539,500	539,500	Year End Roll	12/11/2014
2014	101	FV	244,900	3400	7,105.	275,400	523,700	523,700	Year End Roll	12/16/2013
2013	101	FV	244,900	3400	7,105.	262,100	510,400	510,400		12/13/2012

!5580!

PRINT

Date	Time
12/10/20	20:26:52

LAST REV

Date	Time
04/16/19	14:46:00
apro	
5580	

USER DEFINED

Prior Id # 1:	41430
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COYLE RAYMOND/E	28717-505		6/17/1998		233,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2012	613	Redo Bas	3,800					PLAYROOM
10/17/2006	890	Redo Bat	2,400					
6/16/2003	462	Foundati	25,000	C		G6	GR FY06	19X14 ADD TO REAR

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	372	PATRIOT
11/29/2006	Permit Visit	BR	B Rossignol
8/9/2005	Permit Visit	BR	B Rossignol
11/6/2000	Hearing N/C	189	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7105		Sq. Ft.	Site		0	70.	0.89	12									443,204						443,200	

Total AC/HA:	0.16311	Total SF/SM:	7105	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	443,204	Spl Credit		Total:	443,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.24255073
Const Adj.:	0.98990101
Adj $ / SQ:	129.150
Other Features:	72872
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346028
Depreciation:	15917
Depreciated Total:	330111

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

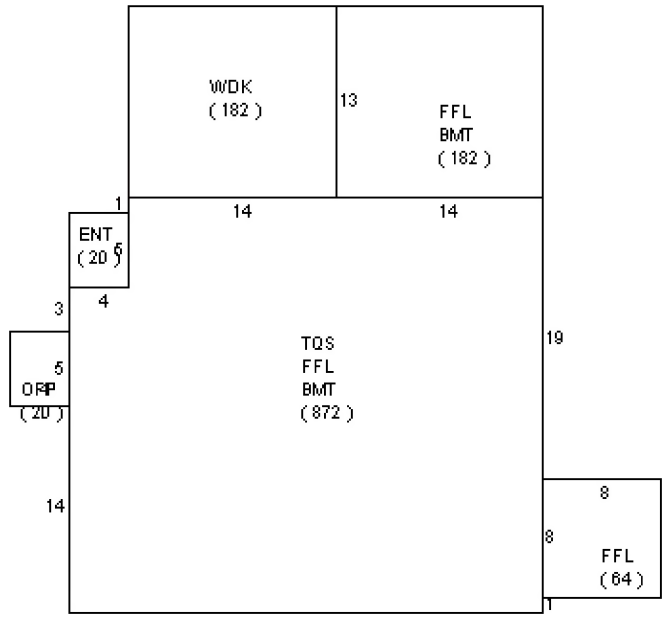
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	129.15
Special Features:	0	Val/Su Net:	108.30
Final Total:	330100	Val/Su SzAd	186.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	129.150	144,390
BMT	Basement	1,054	38.750	40,837
TQS	3/4 Story	654	129.150	84,464
WDK	Deck	182	11.380	2,071
ENT	ENTRY	20	26.130	523
OFP	Open Porch	20	43.560	871

Net Sketched Area:	3,048	Total:	273,156
Size Ad	1772	Gross Are	3266	FinArea	1772
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

065.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc